036.0	0001	0009.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	572,800	/	572,800
USE VALUE:	572,800	/	572,800
ASSESSED:	572,800	/	572,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		GORDON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HATFIELD RUTH E
Owner 2:	
Owner 3:	
Street 1:	7 GORDON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LANDSMAN INNA/SETH -
Owner 2:	GECHT ELMIRA -
Street 1:	7 GORDON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,008 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1560 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6008.000	188,600		384,200	572,800
Total Card	0.138	188,600		384,200	572,800
Total Parcel	0.138	188,600		384,200	572,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.18 | /Parcel: 367.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 24832
GIS Ref:
GIS Ref:
Insp Date: 04/23/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 036.0-0001-0009.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	188,600	0	6,008.	384,200	572,800	572,800	Year End Roll	12/18/2019
2019	101	FV	170,100	0	6,008.	348,100	518,200	518,200	Year End Roll	1/3/2019
2018	101	FV	170,100	0	6,008.	330,100	500,200	500,200	Year End Roll	12/20/2017
2017	101	FV	170,100	0	6,008.	288,100	458,200	458,200	Year End Roll	1/3/2017
2016	101	FV	170,100	0	6,008.	246,100	416,200	416,200	Year End	1/4/2016
2015	101	FV	169,300	0	6,008.	228,100	397,400	397,400	Year End Roll	12/11/2014
2014	101	FV	169,300	0	6,008.	189,100	358,400	358,400	Year End Roll	12/16/2013
2013	101	FV	169,300	0	6,008.	180,100	349,400	349,400		12/13/2012

!2929!

PRINT

Date	Time
12/10/20	18:15:50

LAST REV

Date	Time
06/27/16	10:47:02

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2929

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANDSMAN INNA/	62307-106		7/24/2013		445,000	No	No		
NGUYEN HOA LIND	44976-259		4/11/2005		392,500	No	No		
	20134-564		10/1/1989		179,000	No	No		Y

USER DEFINED

Prior Id # 1:	24832
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2015	319	Solar Pa	34,000					Install 52 solar p
12/7/2008	1226	Siding	13,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	Permit Insp	PC	PHIL C
4/23/2009	Measured	163	PATRIOT
10/22/2005	MLS	HC	Helen Chinal
3/3/2000	Mailer Sent		
2/28/2000	Measured	197	PATRIOT
8/18/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6008		Sq. Ft.	Site		0	64.	1.00	3									384,154						384,200	

Total AC/HA: 0.13792 | Total SF/SM: 6008 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,154 | Spl Credit | Total: 384,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	126.942
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	273283
Depreciation:	84718
Depreciated Total:	188565

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 4		Baths: 2		HB					

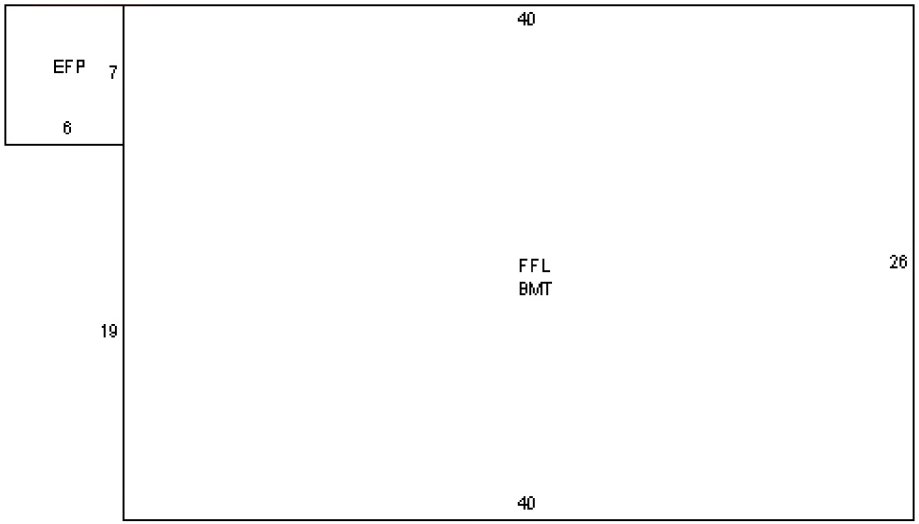
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	53.600	55,745
FFL	First Floor	1,040	126.940	132,020
EFP	Enclos Porch	42	71.860	3,018
	Net Sketched Area:	2,122	Total:	190,783
Size Ad	1040	Gross Are	2122	FinArea 1560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.94
Special Features:	0	Val/Su Net:	88.88
Final Total:	188600	Val/Su SzAd	181.35

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 036.0-0001-0009.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	